



9 Rosebay Gardens, Higher Walton, Preston, PR5 4BS
£284,950

PROPERTY
PERSPECTIVE

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Higher Walton. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and en-suite shower room.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, family room and WC/cloaks on the ground floor. To the first floor, 4 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6.

FREEHOLD

Service charge - £180pa (circa)

Council tax band - D

GROUND FLOOR

Lounge 14'10" x 10'9" (4.54m x 3.29m)

Carpet flooring with curtains and blind

Family room 14'8" x 8'1" (4.49m x 2.47m)

Wood effect laminate flooring with curtains, blind and spotlighting

Kitchen/diner 19'5" x 15'3" (5.92m x 4.65m)

Wood effect laminate flooring with patio doors leading to the rear garden and curtains. A range of fitted kitchen units, worktops and integrated oven, hob, hood and dishwasher

WC/cloaks

Vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'6" x 11'9" (3.21m x 3.60m)

Carpet flooring with window to the rear elevation and curtains

En-suite

Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

Bedroom 8'3" x 12'2" (2.52m x 3.71m)

Carpet flooring with window to the front elevation and curtains

Bedroom 11'2" x 8'6" (3.42m x 2.61m)

Carpet flooring with window to the rear elevation, curtains and blind

Bedroom 9'5" x 8'1" (2.89m x 2.47m)

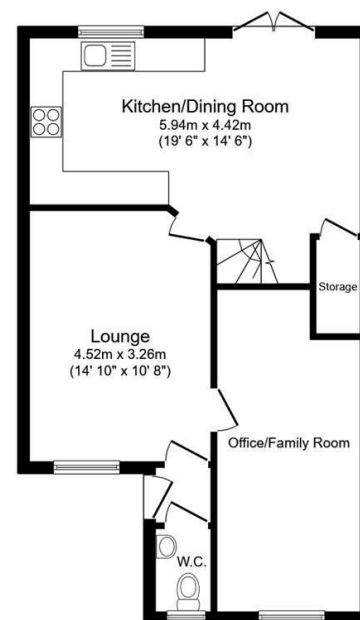
Carpet flooring with window to the front elevation and blind

Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

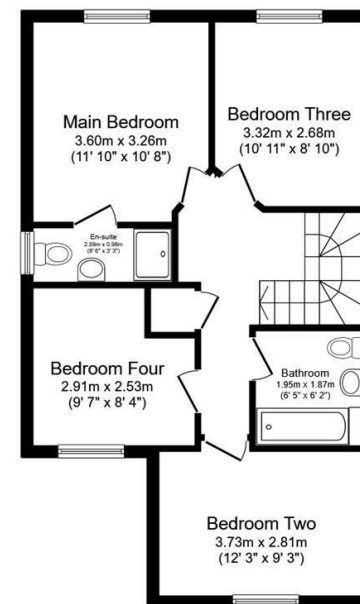
EXTERNAL

Well presented and deceptively spacious rear garden, enclosed by panel fencing with laid to lawn and patio area. Parking to the front of the property for 2/3 vehicles.



Ground Floor

Floor area 55.2 sq.m. (594 sq.ft.)



First Floor

Floor area 55.2 sq.m. (594 sq.ft.)

Total floor area: 110.4 sq.m. (1,188 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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